

4.2021

PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.
5100 NORTH HIGHWAY A1A
VERO BEACH, FL 32963

BOARD MEETING MINUTES

MEETING DATE: THURSDAY APRIL 22,2021

MEETING TIME: 10:00 A M

MEETING PLACE: PBV CLUBHOUSE

1. CALL TO ORDER: KEVIN CALLED THE MEETING TO ORDER AT 10:00 A.M.
2. ROLL CALL: PRESENT IN PERSON, KEVIN KELLY, STEVE CROFT, DON GROSHONG, PETER PROBASCO, AL JAKELIS; PRESENT BY PHONE, BETTE TSOUTSOURAS; ABSENT, ALEX PETRON.
3. APPROVAL OF MINUTES OF 3/3/21 AND 3/19/21: MOTION BY DON, SECONDED BY STEVE TO APPROVE THE MINUTES AS PRESENTED. THE BOARD UNANIMOUSLY APPROVED THE MINUTES AND THE WAVING OF THE READING OF THE MINUTES.
4. PRESIDENTS REPORT:
 - A. PAINTING PROJECT: KEVIN REPORTED THAT THE PAINTING COMMITTEE HAS BEEN EVALUATING COLOR SCHEMES FOR THE PBV PAINTING IN 2022. THE COMMITTEE EXPECTS TO PROVIDE PRELIMINARY RECOMMENDATIONS BY SEPTEMBER. KEVIN ALSO REPORTED THAT ELLIOTT MERRILL (EM) IS ADDRESSING PRE-REQUISITE MAINTENANCE PROJECTS BOFORE PAINTING CAN BE DONE.
 - B. RULES/REGULATIOIS COMPLIANCE: KEVIN REPORTED THAT THERE CONTINUES TO BE ISSUES RELATED TO NON-COMPLIANCE OF THE PBV *RULES & REGULATIONS*. THE TYPICAL VIOLATIONS ARE REGISTRATION OF GUESTS, RENTAL APPLICATIONS, RENTERS/GUEST NON-COMPLIANCE WITH MANY BEHAVIORAL RULES. THE BOARD WILL BE WORKING WITH EM TO COMMUNICATE THESE MATTERS TO ALL UNIT OWNERS. DON THEN PROVIDED EXAMPLES OF RENTAL APPLICATION DEFICIENCIES.
 - C. VITAL RECORDS: KEVIN INDICATED THAT PBV VITAL RECORDS WILL BE UPDATED THIS SUMMER AND ASKED THAT ANY OWNERS WHO HAVE FILES OR INFORMATION THAT WOULD BE USEFUL TO TURN OVER SUCH RECORDS TO THE BOARD.
 - D. PBV FINANCIAL CONDITION ASSESSMENT: TO ADDRESS THE OVERALL FINANCIAL CONDITION OF THE PBV ASSOCIATION, KEVIN QUOTED THE FOLLOWING COMMENT FROM STEVE AT THE LAST BOARD MEETING, "THE ASSOCIATION FINANCES ARE UNDERFUNDED IN BOTH THE RESERVES AND OPERATING ACCOUNTS". HE ALSO STATED THE FOLLOWING:

1. CURRENTLY 30% OF THE OPERATING BUDGET GOES TO INSURANCE EXPENSE. PER EM ACCOUNTING DEPARTMENT, THE OPERATING CHECKING ACCOUNT IS UNDERFUNDED BY \$35,000.
 2. 55% OF RESERVES CONTRIBUTION GOES TO FUND ROOFING.
 3. SIGNIFICANT INFRASTRUCTURE ON 45 YEAR OLD BUILDINGS SUCH AS WATER LINES, SEWAGE PIPES, SPRINKLER SYSTEM, POOL REPLACEMENT, BUILDING REPAIR, AND INSURANCE DEDUCTABLES ARE NOT FUNDED.
 4. ALL OWNERS MUST UNDERSTAND THAT ADEQUATE FUNDING OF THE ASSOCIATION IS AN ABSOLUTE REQUIREMENT OF FLORIDA LAW. PROPER FUNDING IS NOT OPTIONAL. TO PUT THINGS INTO PERSPECTIVE, KEVIN READ AN AFFIDAVIT OF SUFFICIENT FUNDS LEGAL DOCUMENT.
5. TREASURERS REPORT:
- A. MONTHLY REPORT WAS REVIEWED. STEVE REPORTED THAT THERE IS A NEGATIVE VARIANCE OF \$10,000 THAT WILL BE RESOLVED BY YEAR'S END.
 - B. INSURANCE. STEVE PROVIDED AN UPDATE ON INSURANCE RENEWAL AND STATED THAT THE CHANGE WILL RESULT IN A SAVINGS OF \$6,000.
 - C. PROJECTS UPDATE
 - D. RESERVES ACCOUNTS ASSESSMENT
6. OLD BUSINESS:
- A. LEASE ISSUE A7: DON REPORTED THAT THE LEASE ISSUE RELATED TO UNIT A7 HAD BEEN RESOLVED. THE OWNERS WILL WORK WITH EM AND THE BOARD TO MITIGATE FUTURE ISSUES.
 - B. SECURITY SYSTEM REPLACEMENT: A SECURITY SYSTEM REPRESENTATIVE FROM OUR VENDOR (Absolute Protection Team, a Bates Security Company, 4320 US Highway One, Vero Beach) GAVE A PRESENTATION FOLLOWED BY A QUESTION-AND-ANSWER SESSION. IN LIGHT OF AUDIENCE SUGGESTIONS TO ADD ADDITIONAL CAMERAS TO MONITOR THE POSTAL BOX AREA AND THE PARKING AREAS BETWEEN BUILDINGS AND ON THE SIDE OF F BUILDING, WE ARE STUDYING THE OVERALL BID OF ABOUT \$16,900.00 AND THE MONTHLY MAINTENANCE CONTRACT FEE OF \$196.00. BOARD MEMBERS PRESENT VOTED TO AUTHORIZE UP TO \$22,599.00 FOR PURCHASE OF THE SECURITY SYSTEM, INCLUDING CAMERAS AND RELATED EQUIPMENT TO BE INSTALLED AT NUMEROUS LOCATIONS THROUGHOUT THE PROPERTY, PLUS A GATE LOCKING SYSTEM TO BE INSTALLED ON THE EXISTING FENCE AT THE REAR OF D BUILDING OCEAN ACCESS, WRITTEN PERMISSION FOR WHICH WAS OBTAINED FROM THE INDIAN RIVER SHORES PARKS AND RECREATION DEPARTMENT. UPON A MOTION FROM DON, SECONDED BY STEVE, THE BOARD UNANIMOUSLY APPROVED RESOLUTION 1.
 - C. PBV COMMUNICATIONS POLICY: KEVIN REPORTED THAT THE NEW PBV COMMUNICATIONS POLICY WAS DISTRIBUTED TO ALL OWNERS AND WELCOMED OWNERS' SUGGESTED CHANGES.
 - D. PBV MAINTENANCE STANDARDS: KEVIN REPORTED THAT THERE CONTINUES TO BE DAMAGE CAUSED TO UNITS FROM FAILED EQUIPMENT, ETC. THE BOARD WILL DISTRIBUTE

UPDATED GUIDELINES IN THE FALL, WITH SPECIFIC EMPHASIS ON STANDARDS OUTSIDE OF UNITS THAT WILL AFFECT THE PAINTING PROJECT.

7. NEW BUSINESS: FLORIDA LEGISLATION. DON PROVIDED AN UPDATE ON PROPOSED LEGISLATION ON NEW INSURANCE RULES THAT MAY IMPACT ROOFING INSURANCE COVERAGE. KEVIN WILL CONTACT EM ON THIS ISSUE AND SUGGESTED THAT DON WRITE A LETTER FROM PBV TO LEGISLATORS.
8. MEETING ADJOURNED: 12:00 NOON

ATTACHMENT: RESOLUTION 1:

RESOLVED THAT THE PBV BOARD OF DIRECTORS APPROVES THE ACQUISITION AND INSTALLATION OF A NEW SECURITY SYSTEM FROM VENDOR (ABSOLUTE PROTECTION TEAM, A BATES SECURITY COMPANY, 4320 US HIGHWAY ONE, VERO BEACH) TO INCLUDE 9 CAMERAS AND ASSOCIATED EQUIPMENT, AS DOCUMENTED IN THE WRITTEN PROPOSAL. THE BOARD APPROVES THE PROPOSED EXPENDITURE OF \$19,685 PLUS AN MONTHLY MAINTENANCE FEE OF \$196. THIS RESOLUTION ALSO APPROVES ADDITIONAL EXPENDITURES OF UP TO \$1,500, AS DETERMINED NECESSARY TO COMPLETE THE PROJECT.

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